

House rules...

...or how to live happily ever after

In the studio:

1. **No Modifications**: Don't change anything (no painting, moving furniture, making holes, or using duct tape). Damage to the walls means you'll pay for repainting the entire wall.
2. **Cleaning**: Monthly cleaning (including change of bed linen and towels) is included and is mandatory, but you should still keep your studio tidy.
3. **Quiet Hours**: Be respectful—no loud noise from **22:00 to 08:00.**
4. **No Smoking**: Smoking, including e-cigarettes and vaping, is not allowed inside the studio or any enclosed common areas.
5. **No Pets**: Pets are not allowed.
6. **Water & Electricity**: Be responsible with the utilities.
7. **Dishes**: Clean up after yourself—washing dishes is your responsibility; therefore, the cleaning staff won't wash dishes.
8. **Bathroom**: Clean the bathroom after use and don't clog toilets or drains. You should avoid throwing anything in the toilets and down the shower too.
9. **Trash**: Take out the trash when full.
10. **Parties**: Parties are not allowed; take them to the clubs instead.

Common areas:

1. Residents are responsible for the proper use and conservation of the facilities and equipment that are placed at their disposal, and are obliged to indemnify the residence for any damages.
2. It is the responsibility of residents to **leave the common areas clean** after their use, namely kitchen, pantries, common rooms, sanitary facilities, outdoor deck, laundry, garbage house, and other circulation areas common to all residents. When not respected, the resident will be fined in the amount of **35€**.

Guests:

1. Guests may receive visits between 08:00 and 22:00.
2. **Overnight visits must be** expressly authorized by the residence responsible, and always for a number of days previously stipulated, under penalty of termination of the contract.
3. **House rules**: Residents must make sure their guests are aware of and follow these house rules.

Arrival:

1. **Rent Payment**: Rent is due by the **8th of each month**.

2. **Check-in**: The studio should be ready **from 15:00,** and it's self-check-in. The details will be provided before arrival.

Departure:

1. **Check-out**: The studio must be vacated **by 11:00**. Failing to do so may incur a 100€ late check-out fee.
2. **Before Leaving**: Donate or dispose of items you won't take with you. Nobody is responsible for anything left in the studio after check-out.
3. **Studio condition**: The studio must be left in its original condition, with all provided bedding and keys returned. Missing items will be deducted from your deposit, and missing keys will be charged 50€ + VAT. If the studio has been returned in deficient or unsatisfactory cleaning conditions, a cleaning fee of **100€ + VAT** will be charged to the student.
4. **Security deposit**: Security deposit refunds will be made by bank transfer (the student covers the transfer fees) within a maximum period of **30 days** from the date of the termination of the agreement. The deposit will not be returned in case of termination of the contract with effect less than 60 days after the communication of the same.

Cancellation policy:

1. 75% of the amount paid as a deposit will be refunded if the student cancels the reservation 60 or more days before its start (the student covers the transfer fees, if any).
2. The amount paid as a deposit will not be refunded if the student cancels the reservation less than 30 days before its start date

Breaking any of these rules can lead to the loss of the security deposit, the last month's rent, and even the loss of your apartment.

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